



**PATTON TOWNSHIP  
CENTRE COUNTY, PENNSYLVANIA**

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## **BOARD OF SUPERVISORS**

BOARD MEETING ROOM  
PATTON TOWNSHIP MUNICIPAL BUILDING

**October 27, 2021**

**5:00 PM**

### **AGENDA**

**PLEASE NOTE:** This meeting will be a hybrid, combining in-person and tele-conferencing.

The Public is welcome to attend via Zoom, but may also provide comments prior to the meeting by email [patton@twp.patton.pa.us](mailto:patton@twp.patton.pa.us) or phone 814-234-0271 (ask for the Manager)

The meeting will be broadcast live on C-NET (Comcast Ch 7) and live-streamed at <https://www.youtube.com/user/CNetCentreCounty/live>

**Join Zoom Meeting Information:** <https://us02web.zoom.us/j/82488645703>  
**Meeting ID:** 824 8864 5703 **or Dial-up:** 929-205-6099

1. If you are not a Board member or a Patton Township staff member we request that you turn off your video. If you are an applicant or presenter, please wait to be recognized by the Chair or Manager to turn on your video and speak.
2. If you are a member of the public and would like to provide comments during Item 2; Public Comments or on a particular agenda item, please use the “raise hand” feature of the Zoom application. Please wait for the Chair to indicate that it is your opportunity to speak. Public comments will be limited to five minutes per person per item.

To receive Board agendas via email, please email a request to [patton@twp.patton.pa.us](mailto:patton@twp.patton.pa.us)  
Meetings can be live-streamed at <https://www.youtube.com/user/CNetCentreCounty/live>

**1. CALL TO ORDER**

The Chair will call the meeting to order.

**a. Announcements** - none

**b. Pledge of Allegiance** – as you are able, please rise and join the Board in the Pledge

**c. Additions to the Posted Agenda**

The Board of Supervisor has adopted the following procedures for adding items to a posted agenda:

The tentative agenda for the Patton Township Board of Supervisors is typically published on the Friday prior to the Wednesday meeting. An Updated Agenda is typically published on the Tuesday prior to a Wednesday meeting. The Updated Agenda shall be considered the “posted” agenda in accordance with Act 65 of 2021.

At this time, the Chair may announce and/or ask the other Board members for the addition of agenda items that constitute Emergency Business or are considered de minimas in nature and do not involve the expenditure of funds or entering into a contract or agreement. The Chair shall determine if the items do constitute Emergency Business or are considered de minimas in nature and will determine the placement of each such added item within the meeting agenda.

Any Board member wishing to add an item to the agenda that is not Emergency Business and not considered de minimas in nature shall ask for recognition by the Chair and shall make a motion to add an item, including stating the nature of the item and reason for changing the agenda. If the motion is seconded, the Chair shall oversee discussion and a vote on the motion to add the item. If the motion is approved by a majority vote of the individuals present and voting, the item shall be added to the agenda. The Chair shall determine the placement of the added item within the meeting agenda.

Please see attachment “Item 1a, Meeting Conduct Policy”, for guidance on meeting decorum.

## **2. PUBLIC COMMENTS**

Residents/taxpayers may address the Board on issues of interest to the Township. Comments related to specific agenda items should be deferred until that point in the meeting.

If you are attending on Zoom please use the “raise hand” feature of the Zoom application and wait for the Chair to indicate that it is your opportunity to speak.

If you are attending in-person please approach the podium and wait for the Chair to indicate that it is your opportunity to speak.

Public comments are limited to five minutes per person.

## **3. PRESENTATIONS / PUBLIC HEARINGS**

### **a. Housing Task Force – Final Report**

The Patton Township Housing Task Force was created earlier this year to study housing needs in the Township. The members of the Task Force include:

Kristina	Bassett	Resident/Ferguson Township Community Planner
Steven	Bodner	Resident Representative
Tony	Buda	Resident Representative
Kate	Domico	Resident Representative
Kristin	Dzvonyicsak	Resident Representative
Rachel	Fawcett	Financial & Communications Coordinator, Pennsylvania Housing Research Center
Stephanie	Fost	Executive Director, Habitat for Humanity of Greater Centre County/Board Member: Builders Assc. of Central PA
Andy	Haines	Gatesburg Road Development, Executive Vice President
Katherine	Nurmi	Resident Representative
Andrea	Pandolfi	Resident Representative
Jim	Payne	Township Planning Commission
Nicole	Pollock	Co-Chair/Township Planner
Steven	Rodgers	Resident Representative
Bill	Steulder	Resident Representative
Anita	Thies	Co-Chair/Township Supervisor
Morgan	Wasikonis	Resident Representative/Executive Director, Housing Transitions
Betsy	Whitman	Township Supervisor
Sultan	Magruder	Resident Representative

**4. PRESENTATIONS / PUBLIC HEARINGS (Continued)**

**a. Housing Task Force – Final Report**

The Task Force has compiled a final report and are prepared to present recommendations to the Board of Supervisors.

For this item the Board should:

- Review the following information:
  - Agenda Item 3a.1 Executive Summary and Introduction/Call to Discussion of Task Force Report (pgs. 4-9)
  - Agenda Item 3a.2 Recommendations (pgs. 46-53)
  - Complete Task Force Report is available by clicking [\(here\)](#)
- Receive a presentation from the Task Force
- Solicit other information, if needed, from presenters
- Solicit public input
- Consider taking action to adopt the following recommendations from the Task Force (For more detail see agenda Item 3a.2 or pages 46-53 of Report)
  - 1. Designate “Attainable Housing” as a Patton Township (PT) Work Priority and Community Focus for 2022.**
  - 2. Encourage County and Region-wide Housing Efforts and Deepen Collaboration with Housing Organizations and Regional Housing Service Providers**
  - 3. Designate about 10 percent of the Township’s \$1.654 million in American Rescue Plan monies to fund three housing proposals, specifically:**
    - \$50,000 plus administrative costs for a First Time Homebuyers Fund designated for PT residents and administered by the Centre County Housing and Land Trust (CCHLT).
    - \$50,000 to Habitat for Humanity of Greater Centre County designated for PT
    - \$50,000 to the CCHLT to support future land purchases in PT and support a Residential Rental Survey to benefit potential renters and landlords.
  - 4. Direct the Planning Commission (PC) to bring to the Board recommendations of planning and zoning approaches that support Attainable Housing and that the Board refer the following Task Force recommendations to the PC for their consideration in that task:**
    - Add definitions to the Township’s existing zoning code for Accessory Dwelling Units (ADUs), Elder Cottage Housing Opportunities (ECHO) and Duplexes.
    - Develop regulations permitting Accessory Dwelling Units (ADUs), Elder Cottage Housing Opportunities and Duplexes
    - Revise minimum parking requirements per use in various zoning districts
    - Develop incentivized and inclusionary zoning regulations
    - Amend the MXD2 zoning district by removing the 20-acre size limitation to allow smaller C2 properties the option of using it for redevelopment

**4. PUBLIC SAFETY**

**a. Proposed Use of Deadly Force Policy**

The Board last reviewed this matter at the [August 18<sup>th</sup>](#) meeting and endorsed a draft policy that had been jointly crafted by Dr. Ben Jones, Chief Jolley, the Solicitor and the Manager. Since, the Manager has provided the draft policy to the PTPD Police Officers Association (POA) for their review. After two review meetings with the POA leadership a slightly modified version (v3.4 – see attached agenda Item 4a.1 "Redline Use of ...") of the draft policy has been accepted by all the above parties.

For this item the Board should:

- Review the materials provided or referenced in the agenda
- Receive a brief presentation from the Manager
- Solicit other information, if needed, from staff or Solicitor
- Solicit public input
- Consider taking action to adopt the attached agenda Item 4a.2 "Resolution 2021-21 Use of Deadly Force Policy for the Patton Township Police Department"

**5. PUBLIC WORKS**

**a. Gypsy Moth Update**

Beginning in June the Township received numerous sightings of Gypsy Moth caterpillars from residents across the Township. Staff followed up on many of these sightings and did confirm the presence of the pest, but almost all the caterpillars were found to be deceased. Staff speculates that they died from exposure to a fungus that is present in the soil – see more information at [https://www.canr.msu.edu/ipm/Invasive\\_species/Gypsy-Moth/virus-and-fungus-disease-cause](https://www.canr.msu.edu/ipm/Invasive_species/Gypsy-Moth/virus-and-fungus-disease-cause).

For Your Information -- The Township has not had a serious infestation since 2008 when DCNR sprayed over 3000 acres covering most of the residential neighborhoods. (Park Forest [843 ac] was also sprayed in 2009 due to gaps in the spray pattern in 2008). For the 2008 treatment the Township paid \$17 per acre – half the total cost.

**5. PUBLIC WORKS (Continued)**

**a. Gypsy Moth Update (Continued)**

A Gypsy Moth caterpillar infestation normally starts when the very, very small caterpillars are blown in on spring winds from other infested areas. Once they land in a new host tree they commence eating and growing. As they eat and grow they defoliate trees and make a terrible mess below the tree. If not treated or they do not die naturally, the caterpillars will pupate and the moths will lay egg masses in the early fall that will hatch the next April. Each egg mass can contain 100 to 1,500 eggs.

The most effective treatment is to spray the caterpillars with an insecticide such as *Bacillus thuringiensis* subspecies *kurstaki* Berliner (Btk) when the caterpillars are still relatively small – normally in May to early June – with an airplane or helicopter.

To proactively guard against a 2022 infestation, the Township Manager engaged Joe Wilson, a consulting ecologist, to conduct egg mass surveys in late September and October in locations where caterpillars were previously reported.

Mr. Wilson has concluded his study and provided a report to the Manager (see attached agenda Item 5a.1).

For this item the Board should:

- Review the materials provided or referenced in the agenda
- Receive a brief presentation from Joe Wilson
- Solicit other information, if needed, from staff or Mr. Wilson
- Solicit public input
- Following Board discussion, consider taking action to direct the Manager to make arrangements for appropriate mitigations measures for 2022.

The next update will be provided to the Board in March or April.

**5. PUBLIC WORKS (Continued)**

**b. Small Cell Wireless Facilities**

The Manager has previously reviewed the proposed Township Ordinance (Item 5b.1) to enact the requirements of PA Act 50 of 2021 that provides for the regulation of small wireless facilities in municipal rights-of-way. Please see the [September 8<sup>th</sup>](#), [September 22<sup>nd</sup>](#), and [October 13<sup>th</sup>](#) agendas for further background on this matter.

For your information – the Consent Agenda includes two related items: Resolution 2021-02\_ adopting the Design Guidelines for Small Cell Wireless Facilities and Resolution 2021-02\_ amending the Fee Schedule to Small Cell Wireless Facilities

For this item the Board should:

- Review the materials provided or referenced in the agenda
- Receive a brief presentation from the Manager
- Solicit other information, if needed, from presenter
- Solicit public input
- Consider taking action to approve Ordinance 2021-622 “Small Cell Wireless Facilities”

**6. PLANNING AND ZONING – no items**

(Intentionally blank)

**7. ADMINISTRATION**

**a. American Rescue Plan**

The Board members should continue their discussion on the expending the American Rescue Plan (ARP) funds the Township has/will receive from the US Treasury Department in response to the COVID-19 pandemic.

To date the following projects have been put forward by members of the Board of Supervisors:

Dan Trevino	
\$24,118	Towards COG Centre Region Fire Protection purchase of a Gemini Handheld chemical/explosives Analyzer.
\$25,000	Towards recovery of revenue shortfall of the Centre Region Life Link EMS.
\$2,500	Towards the purchase of additional loner laptops by the Schlow Centre Region Library.
Anita Thies	
\$50,000	First time home buyers fund
\$50,000	To Habitat for Humanity GCC for buybacks in Patton Twp
\$50,000	To Centre County Housing and Land Trust for land purchases and rental survey
Betsy Whitman	
\$16,577	Park Forest pool scholarships(5 yrs) (from proposed CIP projects)
\$15,000	New township sign (from proposed CIP projects)
Pamela Robb	
\$90,000	Sidewalk from Carnegie to Sheetz (CIP project PW-42)



**8. CONSENT AGENDA**

The items included below are routine in nature and it is not anticipated that any will generate discussion or questions. The actual Consent Agenda with a brief description of each item is included with the agenda packet materials distributed to the Board and will also be available to the public at the sign-in table. At the request of a Board member any single item or all items on the Consent Agenda can be discussed and voted on separately. If no items are “pulled,” the Board should consider a motion for “approval of the Consent Agenda items as shown on the agenda.”

- a. Public Safety – no items**
- b. Public Works**
  - 1) Resolution to Adopt Design Guidelines for Small Cell Wireless Facilities**
  - 2) Resolution to Adopt Fees for Small Cell Wireless Facilities**
- c. Planning & Zoning – no items**
- d. Administration**
  - 1) Minutes: October 13, 2021**
  - 2) Certificates of Appreciation for Housing Task Force Members**

**9. MANAGER'S REPORT**

The Manager will report on current matters, including:

- a. Correspondence (enclosed)**
  - [1] Centre County Solar and EV Charger Co-op [webinar – Oct 28](#)
  - [2] COVID Pandemic after action report to EM Coordinator
  - [3] Board letter to Congress on Reconciliation Bill
  - [4] Aerial photo of progress at Abington Equine Hospital
- b. Announcements - none**
- c. Upcoming Events**
  - [1] ~~October 18-22 – Bulk Waste Collection~~ **POSTPONED**
  - [2] October 31 – 6 to 8 pm – Trick or Treat
  - [3] November 11, Veterans Day, Office **OPEN**
  - [4] November 25 & 26, Thanksgiving and Black Friday, Office Closed
  - [6] November 29, Traditional start of deer hunting, Office **OPEN**
  - [7] December 24, Christmas Eve, Office Closed
  - [8] December 31, New Years Eve, Office Closed

## **10. COMMITTEE REPORTS**

Board members should report on the meeting(s) of the COG and other committee(s) on which they serve, including:

- a. Council of Governments Committees (Committee agendas can be downloaded by clicking the highlighted link)

[Exec Committee](#), Oct 19 (report enclosed – Item 10a.1)

[Consent Agenda](#) - Musser Gap To Valleylands Project Update; Update On The Wrrp Development Process

### Additional Agenda Items

- Mount Nittany Medical Center Report
- Communications Procedure To Outside Entities
- Parks Maintenance Facility Lease
- Referral of the 2022 COG Summary Budget to the General Forum
- New Agenda Items Discussion
- Library Director Hiring Process
- Procedure To Move Items Off Of The Consent Agenda
- Parks And Recreation Governance Structure Task Force Discussion

### Future Meetings:

Transportation and Land Use Nov 1, Dec 6  
Facilities, Nov 2, Dec 7  
Human Resources, Nov 3, Dec 1  
Public Services & Environmental, Nov 4, Dec 2  
Climate Action & Sustainability, Nov 8, Dec 13  
Public Safety, Nov 9, Dec 14  
Finance, Nov 11, Dec 9  
Exec, Nov 18, Dec 15

- b. Patton Township Housing Task Force, September
- c. State College Borough Water Authority (3<sup>rd</sup> Thursday)
- d. Centre Area Cable Consortium, as needed – Trevino (did not meet)
- e. Spring Creek Watershed Commission – Mason (did not meet)
- f. Centre County Metropolitan Planning Org. Nov. 23, – Robb, Abrams Alt.
- g. Centre County Airport Authority, (4<sup>th</sup> Thursday)
- h. Solar Power Purchase Working Group – Whitman, Pegher Alt. (email enclosed)

## **11. OTHER BUSINESS**

## **12. ADJOURN**

**13. (reserved)**

**14. FOR YOUR INFORMATION**

Enclosed: 1. PSATS Approved Resolutions (digital only)

Upcoming Meetings:

Wed., Nov. 3 Board of Supervisors

Wed., Nov. 10 Board of Supervisors – Budget Presentation

Wed., Nov 17 Board of Supervisors – Budget Hearing

Mon., Nov. 22 General Forum

Wed., Dec. 8 Board of Supervisors

Tue., Dec. 21 General Forum

**Mon., Jan 3 – 4 pm** Board of Supervisors - Reorganization

**Items to be Scheduled - as prioritized on Jan 4, 2021, revised February 10 and April 28**

- a. Sustainability Resolution (August 2018)
- b. Open Space preservation options (October 2018)
- c. Regulating Special Events on Public Property (Sept 2017)
- d. Authorities dissolution (December 2018)
- e. Home Occupations – potential change by Ordinance (Dec 2017)
- f. Stargazing Permits (Feb 2020)